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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: APRIL 28, 2005

SUBJECT: TIME EXTENSION FOR TRACT MAP

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

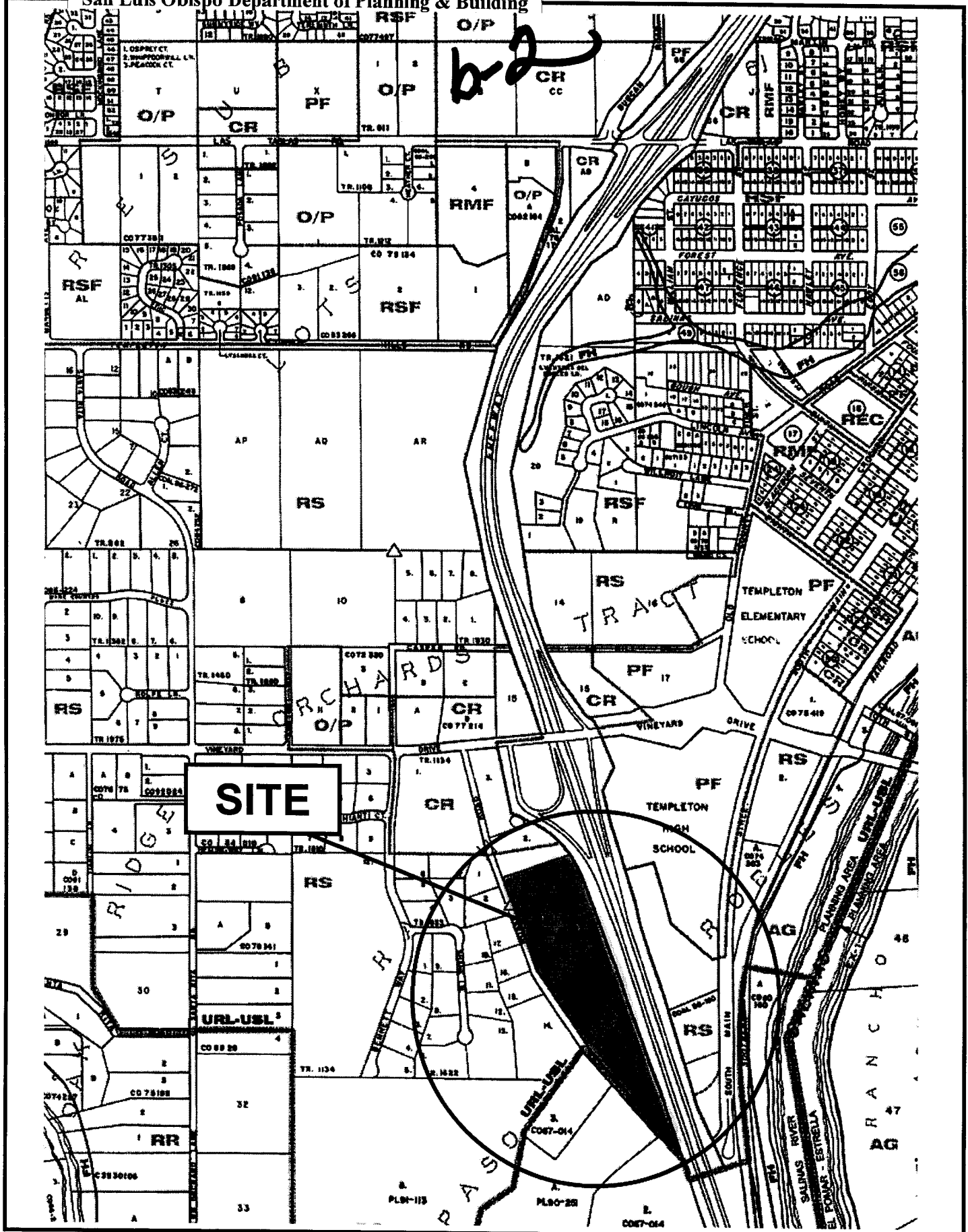
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

TRACT 2492 (S020069U) 1st time extension request by SUNDANCE ESTATES LLC for a vesting tentative tract map to allow subdivision of an existing 17 acre parcel into a cluster division of 17 parcels. Parcels 1 - 16 range in size from 0.41 acres to 0.62 acres. The open space parcel will contain a 6,000 square foot building site on an approximately 8.7 acre parcel. An adjustment request to the curb, gutter and sidewalk improvements is also a part of the proposed project, in the Residential Suburban Land Use Category. The property is located in the county adjacent to and on the west side of Highway 101, along Rossi Road, south of Vineyard Drive in the community of Templeton, APN: 039-381-047, in the Salinas River Planning Area. County File Number: S020069U/TR 2492. Supervisorial District #1.

The tentative map was to expire on April 24, 2005. On April 4, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to April 24, 2006, subject to the Resolution of the Planning Commission adopted April 24, 2003.



Project

Sundance Estates
Tract 2492 S020069U



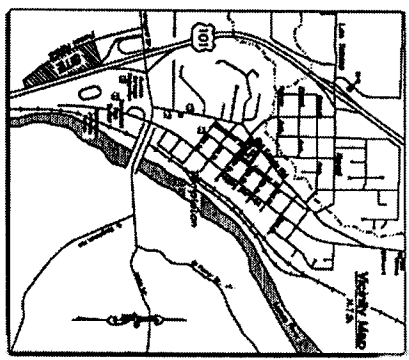
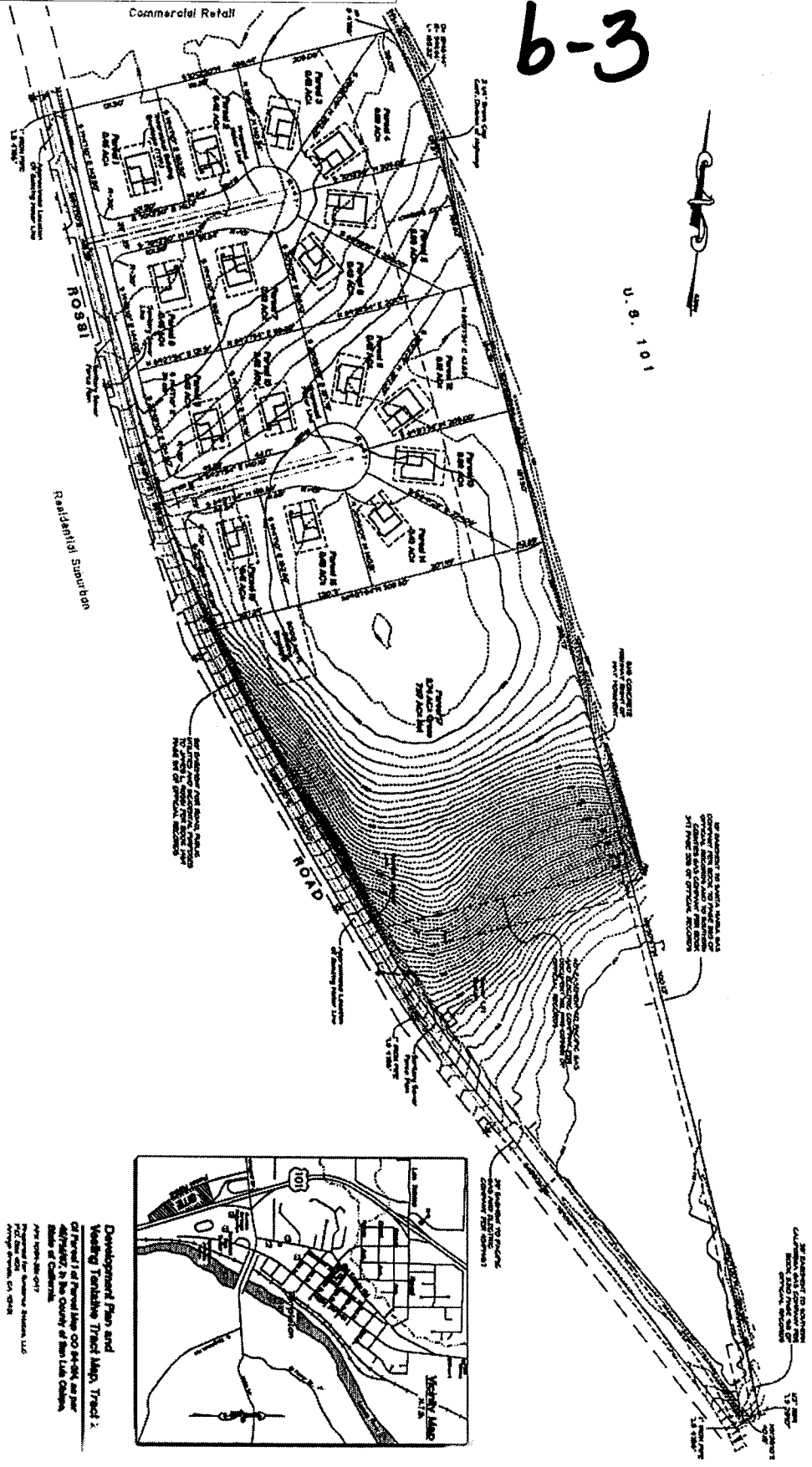
Exhibit

Land Use Category Map

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NOTES

1. THE INFORMATION ON THIS MAP WAS OBTAINED FROM A FIELD SURVEY BY THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT. THE INFORMATION IS NOT GUARANTEED BY THE COUNTY. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.



VALERIAN BERNER, INC.
 2777 Highway 101, Suite 100
 San Luis Obispo, CA 93401
 (805) 781-1111
 Fax: (805) 781-1112
 Email: info@valerianberner.com

Project
 Sundance Estates
 Tract 2492 S020069U



Exhibit
 Vesting Tentative Tract Map 2492